## AGENDA ZONING REVIEW BOARD THURSDAY, DECEMBER 4, 2003 Y HALL COUNCIL CHAMBER SECO

## 6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR MARKED AGENDA

## **NEW CASES:**

**Z-03-70** – An Ordinance to rezone from the C-1 (Community Business) District to the PD-H (Planned Development-Housing) District, property located at **2420-2436 Cheshire Bridge Road**, **N.E.**, fronting 318.35 feet on the westerly side of Cheshire Bridge Road beginning 782.30 feet north from the northwest corner of Lindbergh Drive. Depth:

Varies; Area: 2.53 acres; Land Lot 6, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: ADVENT DEVELOPMENT, LLL AND DIXON DEVELOPMENT, LLC

APPLICANT: HIGHLANDS COMPANIES

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-F Approval with conditions COUNCIL DISTRICT 6

Staff Recommendation: Approval with conditions ZRB Recommendation: Approval with conditions

**Z-03-72** – An Ordinance to rezone from the RG-3 (Residential General-Sector 3) and I-1 (Light Industrial) Districts to the PD-H (Planned Development-Housing) District, property located at **Johnson Road, N.W.**, fronting 233.95 feet on the southeasterly side of Johnson Road beginning 350.51 feet southwesterly from the southwest corner of Rockdale Street. Property also fronts 200.22 feet on the west side of Lois Street. Depth: Varies; Area: 12.09 acres; Land Lots 190 & 225, 17<sup>th</sup> District, Fulton County, Georgia. OWNER: CINDY L. SIMPUKAS AND MICHAEL KINSEY

APPLICANT: BROCK BUILT, LLC

BY: ROBERT L. ZOECKLER, ATTORNEY

NPU-G Approval COUNCIL DISTRICT 9
Staff Recommendation: Approval with conditions
ZRB Recommendation: Approval with conditions

**Z-03-73** – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2309 and 2329 Adams Drive, N.W.**, fronting 241.11 feet on the east side of Adams Drive beginning 860 feet north from the northeast corner of LaDawn Lane. Property also fronts 113.90 feet on the east side of Adams Drive approximately 70 feet north of the previously referenced frontage. Depth: Varies; Area: 3.477 acres; Land Lot 230, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: MARIETTA ROAD III, LLC APPLICANT: BROCK BUILT, LLC

BY: ROBERT L. ZOECKLER, ATTORNEY

NPU-D Approval with conditions COUNCIL DISTRICT 9

Staff Recommendation: Approval

ZRB Recommendation: Approval with conditions

U-03-25/U-97-32 – An Ordinance to amend Ordinance U-97-32, adopted as amended, by City Council on December 7, 1998 and approved by Operation of Law December 15, 1998, granting a Special Use Permit for a Golf Course (Golf Driving Range), property located at **2400 Defoors Ferry Road, N.W.**, for the purpose of approving a change of condition.

OWNER: WILLIAM L. MONROE III AND FLORANCE M. NIX APPLICANT: DEFOORS FERRY GOLF COMPANY, LLC

NPU-D Approval COUNCIL DISTRICT 9

Staff Recommendation: Approval ZRB Recommendation: Approval

**U-03-24** – An Ordinance granting a Special Use Permit for an Outdoor Dining Facility (Patio) (Section 16-11.005 (1)(1), property located at **579 N. Highland Avenue, N.E.**, fronting 51 feet on the east side of N. Highland Avenue beginning 287.09 feet south from the southeast corner of North Avenue. Depth: 175 feet; Area: 8,925 square feet; Land Lot 15, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: STEVE S. FRANKLIN & HEDDY G. KUHL

APPLICANT: STEVE S. FRANKLIN

NPU-N Approval COUNCIL DISTRICT 2

Staff Recommendation: Approval

ZRB Recommendation: Approval with conditions

**Z-03-76** – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at the **Rear of 1124 DeKalb Avenue, N.E.**, fronting 50 feet on the southwesterly side of Haralson Avenue beginning 190 feet northwesterly from the northwest corner of DeKalb Avenue. Depth: Varies; Area: 1.51 acres; Land Lot 14, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: GENE FINK

APPLICANT: COOPER C. PIERCE

NPU-N **Denial** COUNCIL DISTRICT 2

Staff Recommendation: Deferral

ZRB Recommendation: Deferral to February 2004

**Z-03-67** – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-2 (Residential General-Sector 2) District, Property located at **Macon Drive**, **S.W./Springside Drive**, **S.W./Waters Road**, **S.W.**, fronting approximately 346.63 feet on the westerly side of Macon Drive beginning at the northwest corner of Springside Drive. Property also fronts 426.42 feet on the southeasterly side of Waters Road. Depth: Varies; Area: 8.272 acres; Land Lot 68, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: CHANDLER FOREST, LLC

APPLICANT: SAEID L. SADRI

NPU-Z **Deferral** COUNCIL DISTRICT 12

Staff Recommendation: Denial

ZRB Recommendation: Deferral to February 2004

## **DEFERRED CASES:**

**Z-03-65** – An Ordinance to rezone from the C-2 (Commercial Service) District and the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **2748 Donald Lee Hollowell Parkway, N.W. (FKA 2748 Bankhead Highway, N.W.),** fronting 178 feet on the southwesterly side of Donald Lee Hollowell Parkway beginning at the southwest corner of Ozburn Road. Depth: Varies; Area: 15.84 acres; Land Lot 209, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: GEIGER OSCPI, LLC

APPLICANT: STEVEN J. DE FRANCIS (dba CAPITOL DEVELOPMENT GROUP)

NPU-I Approval COUNCIL DISTRICT 9

Staff Recommendation: Deferral

ZRB Recommendation: Deferral to February 2004

**U-03-04** – An Ordinance granting a Special Use Permit for a Solid Waste Handling Facility (Section 16-17.005(1)(x), property located at **2670 Jonesboro Road, S.E.**, fronting approximately 400 feet on the southeasterly side of Jonesboro Road beginning 452.5 feet northeasterly from the northeast corner of Cleveland Avenue Extension. Depth: Varies; Area: 11.8578 acres; Land Lots 28 & 29, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: ATLANTA RECYCLING INC. APPLICANT: ALLSTATE WASTE, INC.

BY: BRIAN E. DAUGHDRILL, ESQ., ATTORNEY

NPU-Z **Denial** COUNCIL DISTRICT 12

Staff Recommendation: Denial

ZRB Recommendation: Approval with conditions